



6



3



4



5 REASONS WHY WE LOVE THIS HOUSE:

1

A stunning four bedroom property set in an incredible rural plot of 5.7 acres with its own well stocked mill pond, large garden and woodland walks throughout

2

Fantastic living accommodation on the ground floor with separate living rooms, a substantial kitchen/breakfast room to the rear and study with family room

3

A separate two bedroom, self contained first floor flat accessed from the side through its own private access.

4

Having five garage/workshop spaces, one integrated into the main property and the remaining four garages in detached buildings with vehicular access

5

Characterful features throughout whilst maintaining a modern finish including exposed beams, solid wooden doors and a gorgeous inglenook fireplace in lounge



EPC:

Ellerton

The Pool House, Ellerton, Newport, Shropshire, TF10 8AW

01785 851886

eccleshall@jamesdupavey.co.uk



Have you ever dreamt of living in a home set right on the waterfront? Pool House is a fantastic period house set in the most beautiful of surroundings having views over its own mill pond. A brick built porch sits to the front of the property with an attractive solid wooden door with iron works exposed leading through to the entrance hallway, a beautiful open space, with doors to all ground floor rooms and stairs rising up to the first floor. The main reception room combines both a warm and welcoming living area with inglenook fireplace with log burning stove inset and picture window over looking the lake, and the dining area separated with exposed wooden beams. A door to the rear of the room leads into a stunning kitchen which has its own dining area in a conservatory overlooking the lake. The utility area is beyond the kitchen with access to wc and door to the rear of the property and the "Fisherman's Wash" and on to the boiler room and integral garage. The kitchen is fitted with a range of bespoke light oak units throughout creating a huge amount of storage space all finished with quartz worktops. A range of features make this room unique including the exposed brick work to a central pillar, Aga fitted into the chimney breast, bespoke cupboards for all of your needs and views out into the garden and lake through the panoramic windows in the dining area. Two further rooms on the ground floor create a living room and study space with windows out to the front aspect and characterful features throughout. There is also a ground floor cloakroom accessed from the entrance hallway. Up on the first floor, the landing stretches across the rear of the property with windows looking out to the rear aspect having views over the garden and lake as well as doors to all four double bedrooms. The family bathroom is tucked away to the rear with bath tub, separate shower enclosure, WC and pedestal wash hand basin. The master bedroom benefits from having fitted wardrobes lining across one wall and a en-suite bathroom with panel bath, wash hand basin, WC and separate shower enclosure. This property also benefits from having a separate, self contained flat that is accessed from it's own doorway to the side of the property above the garage and utility space. This flat comprises two bedrooms, a double room and a single room, a living space with separate fully fitted kitchen and bathroom. Outside, this property sits on a generous plot of approximately 5.7 acres comprising a garden to both the front and rear of the property, maintained woodland with pathway and large, spring fed, mill pond with weir to the far corner. Within the grounds, there are a total of five garages, one integral to the main property

and four further detached buildings with measurements listed. Once three mill houses, this substantial property has come together as one to present itself to be a truly unique family home. It's sitting ready for you to come and make it yours. Call us today to arrange your viewing.

Garage 124' 7" x 13' 4" (7.5m x 4.07m)

Garage 218' 8" x 11' 6" (5.7m x 3.5m)

Garage 312' 7" x 23' 11" (3.84m x 7.3m)

Garage 415' 9" (max) x 9' 11" (max) (4.8m (max) x 3.01m (max))

Location

The Pool House is located in the tranquil, rural hamlet of Ellerton in Shropshire. The nearest post office, primary school and shop is in the neighbouring village of Hinstock whilst larger towns of Newport, Eccleshall and Market Drayton are just a short drive away where you can find a vast variety of local amenities such as shops, bars and restaurants with Stafford and Shrewsbury being within an easy driving distance. The excellent educational prospects of the schools in Newport are a further draw to this amazing home. There is also good transport links to the M6 and M54 motorways as well as the A41 providing access further afield.

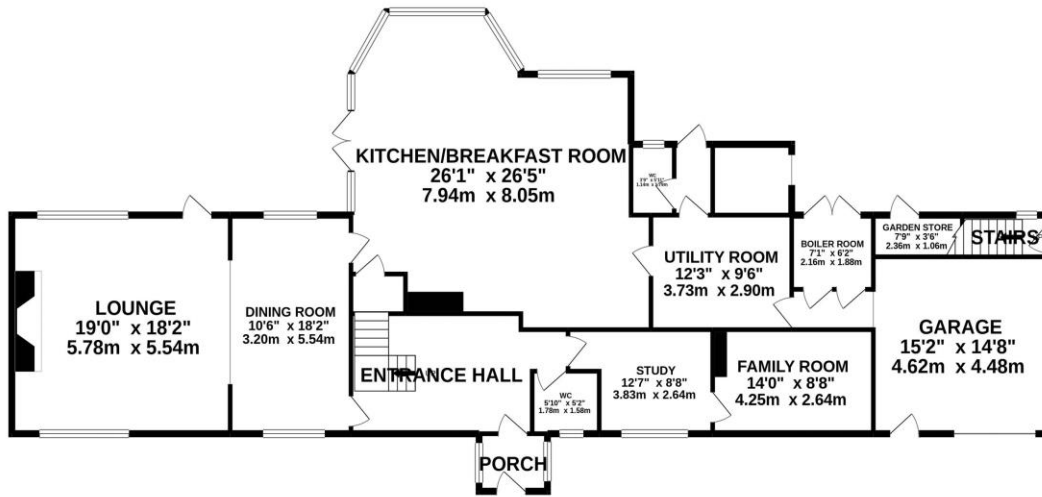
Directions

From our Eccleshall office, head east on High St/B5026, at the roundabout, take the 3rd exit onto Stafford Street and then take the 2nd exit onto Horse Fair/A519. Continue to follow A519, through the hamlets of Woodseaves, Forton and Sutton for approximately 8 miles. At the roundabout, take the 3rd exit onto Newport Bypass/A41 and after approximately 3.9 mi, turn right towards Sambrook. Head through the hamlet of Sambrook and bear left towards Ellerton. Proceed through the hamlet, passed Ellerton Hall and turn first left towards Hinstock where you will find the property on the right hand side through the wooden gates before the mill pond.

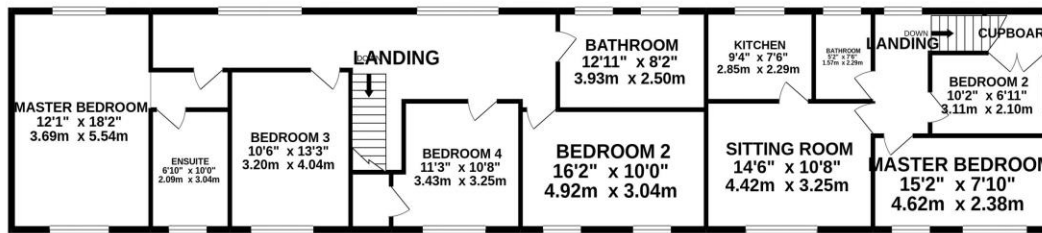


James Du Pavey Eccleshall

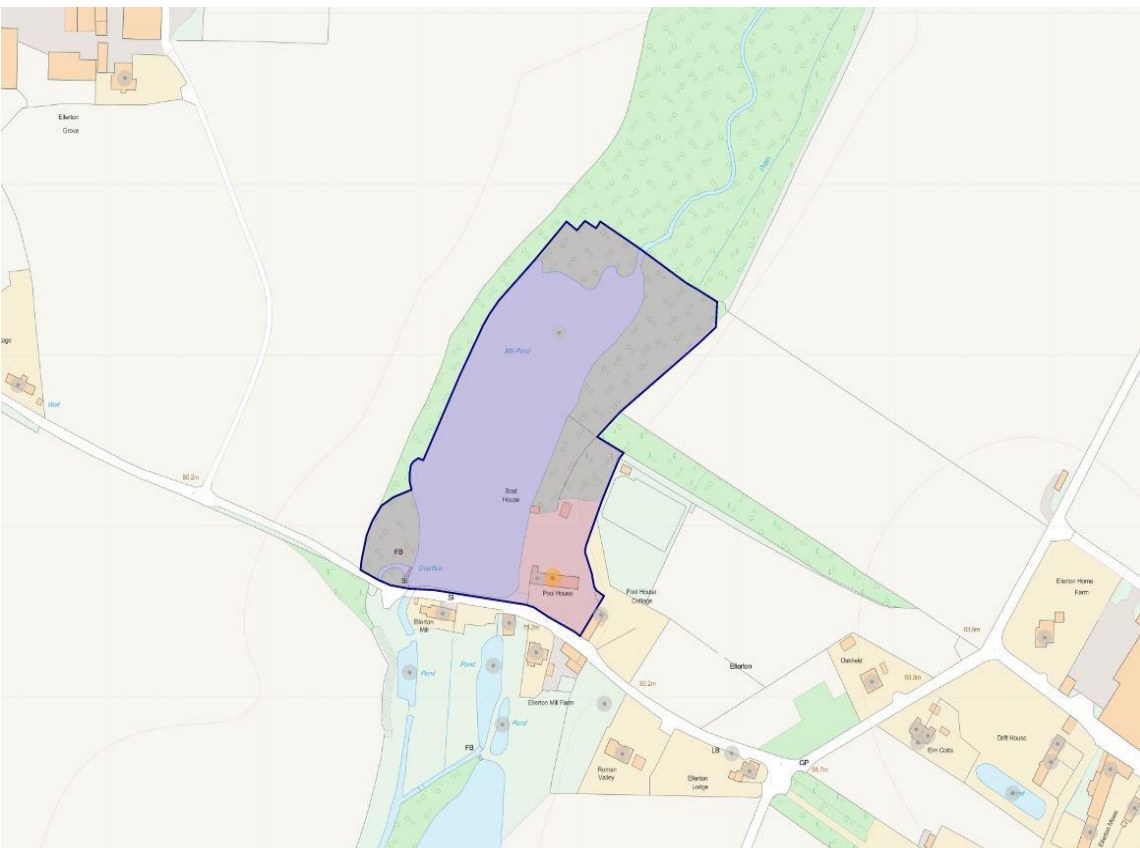
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



Tenure: Freehold

Council Tax Band: G

01785 851886

eccleshall@jamesdupavey.co.uk



Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

James Du Pavey
INDEPENDENT ESTATE AGENTS

11B High Street Eccleshall Staffordshire ST21 6BW
01785 851886 | eccleshall@jamesdupavey.co.uk | www.jamesdupavey.co.uk

